This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3523

Karen Johnson Davidson County
Batch# 194006 DEEDWARR
02/11/2019 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20190211-0012640

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00

Aimee L Schauer
Affiant

Subscribed and sworn to before me, this the 8th day of February, 2019

Notary Public
My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Aimee L. Schauer 813 Melpark Court Berry Hill, TN 37204	Midwest Community Bank 510 Park Crest Dr. Freeport, IL 61032	105-14-0N-018.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lou Ann Courtney, Trustee of The Lou Ann Courtney 2004 Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Aimee L. Schauer, single woman** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit 18, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Declaration reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Lou Ann Courtney, Trustee of The Lou Ann Courtney 2004 Trust by Special Warranty deed from Melpark Partners, LLC of record in Instrument No. 20160809-0082963 Register's Office for Davidson County, Tennessee, dated August 01, 2016 and recorded on August 09, 2016.

This is ☒ improved or ☐ unimproved property located at: **813 Melpark Court, Berry Hill, TN 37204.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th, 2019 day of February, 2019.

GRANTOR:

Lou Ann Courtney, Trustee of The Lou Ann Courtney 2004 Trust

By: Lou Ann Courtney Trustee
Lou Ann Courtney, Trustee

STATE OF California
COUNTY OF Orange

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lou Ann Courtney, Trustee of The Lou Ann Courtney 2004 Trust, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of February, 2019.

BRANDON A. BRYER
COMM. #2144477
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 02/28/2020

Notary Public
My Commission expires: 2-28-2020

201902110012640

I Dana Thomas do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dana Thomas, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of August, 2018.

Notary Public

My Commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY